

155.0

0003

0009.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

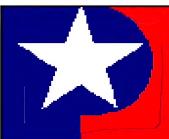
878,300 / 878,300

USE VALUE:

878,300 / 878,300

ASSESSED:

878,300 / 878,300


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
235		CEDAR AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: TORREY ALEXIS WILLIAMS &	
Owner 2: TORREY PHILIP L	
Owner 3:	

Street 1: 235 CEDAR AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

Postal: 02476	Type:
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PREVIOUS OWNER	
Owner 1: CHOW JUDITH Y -	
Owner 2: YUEN HOE TAK -	
Street 1: 235 CEDAR AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

Postal: 02476	
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NARRATIVE DESCRIPTION	
This parcel contains .196 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1919, having primarily Aluminum Exterior and 1954 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	
n	
Census:	
Flood Haz:	
D	
s	
t	

Exempt	

Topo	2	Above Street
Street		
Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
101	One Family
	8554
	Sq. Ft.
	Site

Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	8554			0	70.	0.75	7		Topo	-5					449,953						450,000	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8554.000	428,300		450,000	878,300		103104
							GIS Ref
							GIS Ref
							Insp Date
							02/10/18

1 of 1

Residential

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878,300 / 878,300

USE VALUE:

878,300 / 878,300

ASSESSED:

878,300 / 878,300

<b>PRINT</b>	<b>Date</b>	<b>Time</b>
12/30/21	14:03:10	
<b>LAST REV</b>	<b>Date</b>	<b>Time</b>
04/19/18	12:56:48	
		apro

<b>USER DEFINED</b>	12151!
Prior Id # 1:	103104
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 15 - Old Style	1	Rating: Very Good		A Bath: 1	Rating:	SINK IN BSMT.												
Sty Ht: 2 - 2 Story				3/4 Bath: 1	Rating: Very Good													
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:													
Foundation: 3 - BrickorStone				1/2 Bath: 1	Rating:													
Frame: 1 - Wood				A HBth:	Rating:													
Prime Wall: 3 - Aluminum				OthrFix: 1	Rating: Average													
Sec Wall: 1	%			<b>OTHER FEATURES</b>														
Roof Struct: 3 - Gambrel				Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1												
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Color: WHITE				Frl:	Rating:	Other												
View / Desir:				WSFlue:	Rating:	Upper												
<b>GENERAL INFORMATION</b>						Lvl 2												
Grade: C+ - Average (+)						Lvl 1												
Year Blt: 1919						Lower												
Alt LUC:						Totals	RMS: 8	BRs: 4	Baths: 1	HB								
Jurisdct:						<b>CONDOS INFORMATION</b>												
Const Mod:						Location:												
Lump Sum Adj:						Total Units:												
<b>INTERIOR INFORMATION</b>						Floor:												
Avg Ht/FL: STD						% Own:												
Prim Int Wal: 2 - Plaster						Name:												
Sec Int Wall: 1	%					<b>DEPRECIATION</b>												
Partition: T - Typical						Phys Cond: GV - Good-VG	10. %											
Prim Floors: 3 - Hardwood						Functional:												
Sec Floors: 1	%					Economic:												
Bsmnt Flr: 12 - Concrete						Special:												
Subfloor:						Override:												
Bsmnt Gar:						Total:	10.8 %											
Electric: 3 - Typical						<b>CALC SUMMARY</b>												
Insulation: 2 - Typical						Basic \$ / SQ: 135.00												
Int vs Ext: S						Size Adj.: 1.27005434												
Heat Fuel: 2 - Gas						Const Adj.: 1.01989794												
Heat Type: 3 - Forced H/W						Adj \$ / SQ: 174.869												
# Heat Sys: 1						Other Features: 86000												
% Heated: 100		% AC:				Grade Factor: 1.10												
Solar HW: NO		Central Vac: NO				NBHD Inf: 1.00000000												
% Com Wal		% Sprinkled				NBHD Mod:												
						LUC Factor: 1.00												
						Adj Total: 480192												
						Depreciation: 51861												
						Depreciated Total: 428332												
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:										
<b>SPEC FEATURES/YARD ITEMS</b>								<b>PARCEL ID</b> 155.0-0003-0009.A										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	2	8X10	A	AV	1975	0.00	T	35.2	101						
<b>More: N</b>				<b>Total Yard Items:</b>				<b>Total Special Features:</b>				<b>Total:</b>						